

MEETING MINUTES

Pike County Courthouse  
Pikeville, Kentucky

COUNTY: PIKE  
FILE CODE: PDB1 JJ  
SUBMITTED BY: JL  
DATE: 9/10/07

August 16, 2007 at 4:00 p.m.

CHAIR: Judge/Executive Wayne T. Rutherford

MEMBERS OF THE BOARD PRESENT:

Magistrate Jeff Anderson  
City Manager/AOC Representative Donovan Blackburn  
Circuit Judge Eddy Coleman  
Circuit Court Clerk David Deskins  
AOC Project Manager Jeff Lilly  
Citizen at Large Hon. Charles E. Lowe, Jr.  
District Judge Darrell Mullins  
State Bar Association Representative Neal Smith  
Jeff Lilly, AOC Project Manager

OTHERS PRESENT:

Jack Sykes, Summit Engineering, Inc.  
Bobby Branham, Executive Assistant to Judge/Executive  
Rose Farley, Recorder  
T.J. Litafik, Executive Assistant to Judge/Executive  
Jeanne Robinson, Executive Assistant to Judge/Executive

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Judge/Executive Wayne T. Rutherford, Chair of the Pike County Project Development Board, called to order a special meeting of the Board on August 16, 2007, at 4:00 p.m., in the Pike County Fiscal Courtroom, Pike County Courthouse, 146 Main Street, Pikeville, Kentucky, for the purpose of hearing presentations from architectural firms and the Board's final choice for one. The Board stood for the Pledge of Allegiance. Minutes were reviewed and **upon motion by David Deskins and second by Neal Smith, the Board unanimously APPROVED meeting minutes for August 2, 2007.**

Judge Rutherford called upon Jeff Lilly, AOC Project Manager, for guidelines to interview and hear presentations of the responding architects. Some of the most pertinent and frequent questions asked by Judge Rutherford and the Board are listed below:

1. Parking facilities arrangement
2. Green building qualifications
3. Whether the architect himself or his representatives would be on site daily
4. Decisions on change orders and their frequency
5. Size and cost of other projects by the presenting architects
6. Elevator use which would separate the judges and inmates
7. Corner benches versus center benches for judges
8. One-stop shop

9. Whet the Bar Association of each county has been consulted about buildings of other projects.

Judge Rutherford emphasized to each firm that the Governor of Kentucky's office will be trying in the future to obtain funds for the LEED Program and this County is working with that.

Mr. Lilly said DLZ was first and he introduced Will May, President, to offer that presentation. Mr. May recognized Jack Sykes of Summit Engineering, Inc., present this evening, and noted Mr. Sykes had been in Pikeville for the last thirty years with this type of work. Among the items he emphasized is that at no time would blame be placed on subcontractors for any problem. Other projects worked on by this firm were discussed briefly and Judge Rutherford at that time asked if the Bar Association was included in the discussions and was answered yes. DLZ's qualification for green buildings was noted.

The second firm was S & A through Chris Chrisman. Mr. Chrisman is a former employee of Summit Engineering and grew up in Pikeville. He stated he has a "vested interest in Pike County" and had worked on buildings here for thirty years. He stressed Mr. Sykes would participate in construction of this project and provide surveying services as well. Mr. Sykes said this would indeed be a team effort and it was at Mr. Chrisman's request that he was present tonight. Judge Rutherford pointed out that the judges in Pike County have been in "bad quarters" and he urged that careful consideration be given to their requests. In answer to his question, Mr. Chrisman verified that the guidelines of the United States Marshal's office are followed as required by AOC. Judge Rutherford then asked about the adjacency of the clerk's office and jury rooms.

Mr. Lilly next introduced GRW with Shane Lyle, AIA, Vice-president and Director of Architecture. This firm placed steps leading to the building with a primary ramp. Mr. Lyle stated GRW is the only firm in Kentucky which has the LEED program in every project. He said GRW does much military planning for bases and used aerial photographs in his presentation. He declared the office of the circuit clerk of a county is where about 90% of most people's interaction with local government is carried out. When Donovan Blackburn stated the City of Pikeville is about 400 - 600 spaces short on parking at this time, Mr. Lyle said this is a major issue and he or Jimmy Piper would be here at all times to work on this if their firm is selected.

The fourth and final firm was Sherman Carter Barnhart with Steve Sherman and Jeff Gregory present. Judge Rutherford asked Mr. Sherman to tell of his rural experience and several projects were listed. Bryan Scott, also present with this firm, grew up in Pikeville and worked with Mr. Sykes. The firm's main projects included the Fayette County Courthouse and Covington's federal courthouse. Mr. Lyle stated color is the first thing noticed about a building and stressed his firm's knowledge of crushed stone. He acknowledged the natural light need in the courtrooms and discussed security risks and protection procedures. He noted people in Logan County wanted a cupola on the courthouse because one had always been there and that is what this firm provided. EPA concerns were discussed and Mr. Lyle stated his firm is LEED accredited. He also pointed out the need for water conservation and discussed different accommodations to provide this. He said Fayette County Courthouse is the first Energy Star rated courthouse ever. He addressed the parking problems for Pikeville. When Judge Rutherford pointed out that Pikeville has surface problems, Mr. Lyle responded what is beneath the land is most important or the site may be restricted.

Following the presentations, Mr. Lilly reported he had heard nothing from Messer and Judge Rutherford asked that the record show that Alliance will be included in the discussions for construction management. This made D.W. Wilburn, Codell and Alliance the construction management firms to be included for the September 6 presentations. These companies will be notified to provide a two-week allotment.

Judge Eddy Coleman pointed out that the financial advisors also could be included in this meeting. Mr. Lilly said all five financial advisors responding could be heard but it was narrowed to three afterward. Judge Coleman suggested that the Fiscal Court, the City of Pikeville and the Pike County School Board budgets should be reviewed. Judge Rutherford said KACO is relatively new and he did not know if that should be included. Mr. Blackburn said he had sent the proposals for First Kentucky Securities and Ross, Sinclair & Associates to the judge's office. It was suggested that the regular meeting on September 6 begin at 3:00 p.m., to provide enough time for each presentation. **Upon motion by Donovan Blackburn and second by Judge Eddy Coleman, the Board unanimously AUTHORIZES and APPROVES the selection of First Kentucky Securities, Ross, Sinclair & Associates, and Morgan-Keegan as considered financial advisor firms to attend the September 6, 2007, board meeting and to give presentations with a twenty-minute limit. FURTHER, the Board APPROVES having the request sent to each of these entities immediately to provide enough time for preparation.**

Mr. Lilly suggested the construction managers need to give presentations on this date and asked the Clerk to notify D.W. Wilburn, Alliance and Codell Construction to secure their attendance at the meeting on September 6, 2007, at 3:00 p.m., with a thirty-minute presentation limit. A letter requesting their presence will be sent to each firm.

To ensure correct information, Judge Coleman proffered that the architectural firm chosen by the Board today be requested to attend the September 6 meeting to hear presentations by the financial advisors and the construction management firms. At this point in the meeting, Judge Rutherford requested a closed meeting of only the Board for discussion of the different firms.

Following the closed session, Judge Rutherford agreed that the architectural firm chosen should attend the next board meeting and notice will be given. **Upon motion by Neal Smith and second by Judge Darrell Mullins, the Board unanimously APPROVES a request to be sent to the architectural firm chosen by this Board on this date to attend the meeting on September 6, 2007, for presentations by the financial advisor firms and the construction management firms.**

Judge Rutherford then handed to the Clerk the written votes for choice of an architectural firm taken during the closed meeting for containment in the record in a sealed envelope. **Upon motion by Donovan Blackburn and second by Magistrate Jeff Anderson, the Board unanimously APPROVES the choice of Sherman Carter Barnhart of Lexington, Kentucky, as the architectural firm for the new judicial center.**

There being no further business before the Board at this time, Judge Rutherford ADJOURNED the meeting.

Respectfully submitted,  
Rose Farley  
Clerk